091.0	0004	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,700 /	644,700
					USE VALUE:	644,700 /	644,700
					ASSESSED:	644,700 /	644,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONNELLY OLIVER	
Owner 2:	CHLEIRIGH CAIT NI	
Owner 3:		
Street 1:	182 BRATTLE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	WANG XUEQUN -
Owner 2:	-
Street 1:	182 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,218 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4218.000	261,500	600	382,600	644,700
Total Card	0.097	261,500	600	382,600	644,700
Total Parcel	0.097	261,500	600	382,600	644,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.98 | /Parcel: 437.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58804
GIS Ref:
GIS Ref:
Insp Date: 08/29/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,500	600	4,218.	382,600	644,700	644,700	Year End Roll	12/18/2019
2019	101	FV	207,800	600	4,218.	388,000	596,400	596,400	Year End Roll	1/3/2019
2018	101	FV	207,800	600	4,218.	289,700	498,100	498,100	Year End Roll	12/20/2017
2017	101	FV	207,800	600	4,218.	262,300	470,700	470,700	Year End Roll	1/3/2017
2016	101	FV	207,800	600	4,218.	251,400	459,800	459,800	Year End	1/4/2016
2015	101	FV	194,900	600	4,218.	213,200	408,700	408,700	Year End Roll	12/11/2014
2014	101	FV	169,200	600	4,218.	202,200	372,000	372,000	Year End Roll	12/16/2013
2013	101	FV	169,200	600	4,218.	192,400	362,200	362,200		12/13/2012

!7417!

PRINT

Date	Time
12/10/20	22:03:24

LAST REV

Date	Time
04/11/19	17:22:42
danam	
7417	

USER DEFINED

Prior Id # 1:	58804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG XUEQUN	44173-41		11/24/2004		387,000	No	No		
CRAIG IAN/HOLLY	28698-115		6/12/1998		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2018	1908	Re-Roof	11,000	C				
4/28/2015	410	Manual	2,340					Blown in celluose
7/30/2013	1145	Dormers	100,000	O				
9/19/1994	557		8,000					DORMER 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2016	Meas/Inspect	DGM	D Mann
8/29/2016	Permit Visit	DGM	D Mann
4/25/2014	Meas/Inspect	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
3/14/2005	MLS	MM	Mary M
4/15/2000	Inspected	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4218		Sq. Ft.	Site		0	70.	1.30	5									382,577						382,600	

Total AC/HA:	0.09683	Total SF/SM:	4218	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 382,577	Spl Credit	Total: 382,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321251
Depreciation:	59753
Depreciated Total:	261498

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

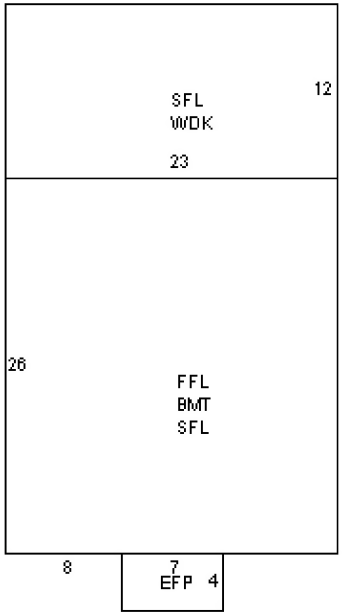
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	110.15
Final Total:	261500	Val/Su SzAd	177.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	874	141.740	123,877
BMT	Basement	598	42.520	25,427
FFL	First Floor	598	141.740	84,758
WDK	Deck	276	9.620	2,656
EFP	Enclos Porch	28	72.590	2,033

Net Sketched Area:	2,374			Total:	238,751
Size Ad	1472	Gross Are	2374	FinArea	1472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

091.0-0004-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X12	A	AV	1998	0.00	T	16.8	101						
19	Patio	D	Y	1	10X14	A	AV	1998	4.93	T	16.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600